

- NOTES:**

FIRE LANE SIGN DETAIL

N.T.S.

FIRE LANE MARKINGS

1. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INK (4") WHITE LETTERING
STATING "TWO LANE - NO PARKING - TOW AWAY ZONE".
WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
2. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") HIGH SHALL BE MOUNTED IN A PROMINENT LOCATION AT THE ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES HIGH, STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND, WITH SYMBOLS, LETTERS AND BORDER IN RED.
3. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TMUTCD

UTILITY DEMAND		PARKING ANALYSIS	
WATER DEMAND PER LEASE SPACE			
MINIMUM	0 GPM		
AVERAGE	10 GPM	7,400 SF OF RESTAURANT	
MAXIMUM (PEAK)	38 GPM	1 SPACES PER 200 SF	
1.5" DOMESTIC WATER METER		37 SPACES REQUIRED	
SANITARY SEWER DEMAND		PROPOSED PARKING:	
(@ 90% OF WATER DEMAND)		9' WIDTH, 18' LENGTH TYP.	
AVERAGE	7 GPM	44 SPACES PARKING	
MAXIMUM (PEAK)	2 GPM	3 SPACES HANDICAP PARKING	
6" SANITARY SEWER LINE		47 SPACES PROVIDED TOTAL	
@ 1.10% MIN. SLOPE			
FIXTURE UNITS = 32			
FIXTURE UNITS ALLOWED = 700			
PIPE SLOPE OK			

ST. JOSEPH CLINIC

BOONVILLE TOWN CENTER
LOT 1, BLOCK 2 - 1.57 ACRES
8534/33

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:

FIVE AGS INVESTMENTS LLC
2800 S TEXAS AVE
STE. 401
BRYAN, TEXAS 77802

JULY 2014

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

JUL 02 2014

SHEET

C1

SCALE

VERTICAL	N/A
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HORIZONTAL 1"=2'


PLOTING SCALE:

FILE NAME: 14-3

SITE PLAN

ST. JOSEPH CLINIC
BOONVILLE TOWN CENTER
LOT 1, BLOCK 2 - BRYAN, TX

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LICENSE NO. 109835,
ON JULY 2, 2014.
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Schultz Engineering, LLC

2730 Longmire, Suite A
College Station, Texas 77745
979.764.3900

TSPE NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
CEC	DLD	DLD	JPS	14-344	JUNE 2014

MARK	REVISION	BY	DATE